



56



**Date** November 23, 2020

**RESOLUTION HOLDING HEARING ON REQUESTS FROM DRAKE UNIVERSITY (OWNER) FOR AMENDMENT OF PLANDSM FUTURE LAND USE PLAN FROM NEIGHBORHOOD MIXED USE AND LOW DENSITY RESIDENTIAL TO PUBLIC/SEMI-PUBLIC; REVIEW AND APPROVAL OF AMENDMENT TO THE DRAKE UNIVERSITY RECREATION PUD CONCEPTUAL PLAN TO REMOVE APPROXIMATELY 2.84 ACRES TO BE REZONED TO “P2” PUBLIC, INSTITUTIONAL AND CIVIC DISTRICT; AND TO REZONE PROPERTY FROM “PUD” PLANNED UNIT DEVELOPMENT DISTRICT, “RX1” MIXED USE DISTRICT, AND “N5” NEIGHBORHOOD DISTRICT TO “P2” PUBLIC, CIVIC AND INSTITUTIONAL DISTRICT, TO ALLOW FOR DEVELOPMENT OF 4,000 SEAT MULTI-PURPOSE STADIUM TO BE JOINTLY OPERATED FOR THE DES MOINES PUBLIC SCHOOLS USE FOR ATHLETIC COMPETITION ALL FOR PROPERTY IN THE VICINITY OF 2421 FOREST AVENUE**

**WHEREAS**, on November 9, 2020, by Roll Call No. 20-1765, the City Council received a communication from the City Plan and Zoning Commission advising that at a public hearing held on October 15, 2020, its members voted 11-2 in support of a motion to recommend **APPROVAL** of requests from Drake University (Owner) represented by Michelle Huggins (Officer), regarding property in the vicinity of 2421 Forest Avenue, for the following:

1. Determination as to whether the requested rezoning and amendment to the Drake University Recreation PUD Conceptual Plan is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan; and
2. Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan future land use designation form Neighborhood Mixed Use and Low Density Residential to Public/Semi-Public; and
3. Amend the Drake University Recreation PUD Conceptual Plan to remove approximately 2.84 acres to be rezoned to “P2” Public, Institutional, and Civic District, subject to the conditions as follows:
  - (a) The “PUD” Conceptual Plan shall be revised to eliminate the area that is being rezoned to “P2” Public, Institutional, and Civic District; and
  - (b) The “PUD” Conceptual Plan shall be revised to provide a final count of off-street parking spaces provided within the boundaries of the remaining “PUD” District.
4. Rezone property from “PUD” Planned Unit Development District, “RX1” Mixed Use District, and “N5” Neighborhood District to “P2” Public, Institutional and Civic District to allow for development of a 4,000-seat multi-purpose stadium to be jointly operated for Des Moines Public Schools use for athletic competition; and

**WHEREAS**, on November 9, 2020, by Roll Call No. 20- 1765, it was duly resolved by the City Council that the request to rezoning and PUD amendments for the Property be set down for hearing on November 23, 2020 at 5:00 P.M., by electronic means in accordance with the Governor’s and Mayor’s Proclamations and to encourage and maintain social distancing to curb the spread of COVID19 in the community, without public access to the meeting location; and

**WHEREAS**, due notice of said hearing for the land use plan amendment, rezoning and PUD amendment was published in the Des Moines Register, as provided by law, setting forth the time and place for hearing; and

**WHEREAS**, in accordance with said notice, those interested in said proposed land use amendment, PUD amendment and rezoning, both for and against, have been given opportunity to be heard with respect thereto and have presented their views to the City Council; and



Date November 23, 2020

WHEREAS, the property is legally described as follows:

REZONING TO "P2" AREA

ALL OF LOTS 10, 11, 12, 13, 14, 15, 16, 17, AND 18, AND A PORTION OF LOTS 19 AND 20, ALL IN SMITH'S 4<sup>TH</sup> ADDITION TO UNIVERSITY PLACE, AN OFFICIAL PLAT; ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, AND A PORTION OF LOTS 9, 10, 11, AND 12 ALL IN SMITH'S 2<sup>ND</sup> ADDITION TO UNIVERSITY PLACE, AN OFFICIAL PLAT; VACATED 25<sup>TH</sup> STREET LYING NORTH OF FOREST AVENUE AND SOUTH OF CLARK STREET AND THE VACATED NORTH –SOUTH ALLEY CENTERED BETWEEN AND PARALLEL WITH 24<sup>TH</sup> STREET AND 25<sup>TH</sup> STREET LYING NORTH OF FOREST AVENUE AND SOUTH OF CLARK STREET, ALL IN DES MOINES, POLK COUNTY, IOWA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 10 IN SAID SMITH'S 4<sup>TH</sup> ADDITION TO UNIVERSITY PLACE, SAID POINT BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CLARK STREET AND THE WEST RIGHT OF WAY LINE OF 24<sup>TH</sup> STREET AS THEY ARE PRESENTLY ESTABLISHED; THENCE S00°14'02"W ALONG THE WEST RIGHT OF WAY LINE OF SAID 24<sup>TH</sup> STREET, A DISTANCE OF 474.86 FEET TO THE SOUTHEAST CORNER OF LOT 4 IN SAID SMITH'S 2<sup>ND</sup> ADDITION TO UNIVERSITY PLACE AND TO THE NORTH RIGHT OF WAY LINE OF FOREST AVENUE AS IT IS PRESENTLY ESTABLISHED; THENCE S89°46'19"W ALONG THE NORTH RIGHT OF WAY LINE OF SAID FOREST AVENUE, A DISTANCE OF 397.45 FEET; THENCE N00°20'40"W, A DISTANCE OF 312.44 FEET; THENCE N89°41'59"W, A DISTANCE OF 63.73 FEET TO THE WEST LINE OF LOT 19 IN SAID SMITH'S 4<sup>TH</sup> ADDITION TO UNIVERSITY PLACE; THENCE N00°18'01"E ALONG THE WEST LINE OF LOTS 19, 18, 17, AND 16 IN SAID SMITH'S 4<sup>TH</sup> ADDITION TO UNIVERSITY PLACE, A DISTANCE OF 161.64 FEET TO THE NORTHWEST CORNER OF SAID LOT 16 AND TO THE SOUTH RIGHT OF WAY LINE OF SAID CLARK STREET; THENCE N89°44'59"E ALONG THE SOUTH RIGHT OF WAY LINE OF SAID CLARK STREET, A DISTANCE OF 464.15 FEET TO THE POINT OF BEGINNING.  
CONTAINING 200,008 SQUARE FEET.

AMENDED "PUD" ZONING AREA FOR DRAKE UNIVERSITY RECREATION PUD

LOTS 21 THRU 35, INCLUSIVE IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, LOTS 13 THROUGH 21,



.....  
**Date** ..... November 23, 2020 .....

INCLUSIVE, IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

THE WEST 63.25 FEET OF LOTS 9 AND 10, AND THE WEST 63.25 FEET OF THE NORTH 39.33 FEET OF LOT 11, AND THE WEST 61.25 FEET OF LOT 12 AND THE WEST 61.25 FEET OF THE SOUTH 20.67 FEET OF LOT 11, IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

THE WEST 63.25 FEET OF LOT 20 AND THE WEST 63.25 FEET OF THE SOUTH 29.02 FEET OF LOT 19, IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOT 21 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 31, 32, 33, 34, AND 35 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 13, 14, 15, AND 16 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 21, 22, 23, 24, AND EAST OF AND ADJACENT TO THE SOUTH 40.65 FEET OF LOT 25 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED RIGHT-OF-WAY FOR 26TH STREET LYING EAST OF AND ADJACENT TO LOTS 17, 18, 19, AND 20 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND,

PLATTED RIGHT-OF-WAY FOR 26TH STREET LYING EAST OF AND ADJACENT TO LOTS 26, 27, 28, 29, AND 30 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PUBLIC RIGHT-OF-WAY FOR CLARK STREET LYING NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE; BEGINNING AT THE NW. CORNER OF LOT 35 IN SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; THENCE EAST ALONG THE NORTH LINE OF LOTS 35, 26, 25 16, AND 15 IN SAID SMITH'S FOURTH ADDITION TO UNIVERSITY PLACE, A DISTANCE OF 775.5 FEET MORE OR LESS TO A POINT THAT IS 57.5 FEET EAST OF THE NW. CORNER OF SAID LOT 15 AND TO THE END OF SAID LINE;



.....  
**Date** ..... November 23, 2020 .....

LOTS 13 THRU 27, INCLUSIVE, LOTS 34 THRU 57, INCLUSIVE, LOTS 61 THRU 69, INCLUSIVE, LOTS 71, 72, 73 AND THE SOUTH 10.0 FEET OF LOT 12, ALL IN HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND,

LOT 30, EXCEPT THE SOUTH 25.0 FEET OF THE EAST 70.9 FEET, THEREO,FIN CURTIS' BLUFF PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, THE WEST 57.5 FEET OF LOT 29 IN CURTIS' BLUFF PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 13, 14, 15 AND THE SOUTH 10.0 FEET OF LOT 12 IN HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED RIGHT-OF-WAY FOR 26TH STREET LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 16 THRU 27, INCLUSIVE, HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 34 THRU 45, INCLUSIVE, HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED RIGHT-OF-WAY FOR 25TH STREET LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 46 THRU 60, INCLUSIVE, HARRISON PARK ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

LOTS 1 THRU 10, INCLUSIVE IN SMITH'S ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA ; AND, LOTS 45 THRU 55 INCLUSIVE IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, THE NORTH 39.00 FEET OF LOT 44 AND THE NORTH 10.00 FEET OF LOT 56, ALL IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,

PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 6 THRU 10, INCLUSIVE, IN SMITH'S ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 50 THRU 55, INCLUSIVE, IN SMITH'S ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND, PLATTED ALLEY LYING EAST OF AND ADJACENT TO THE EAST LINE OF THE NORTH 10.00 FEET OF LOT 56 IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; AND,



**Date** November 23, 2020

PUBLIC RIGHT-OF-WAY OF 25TH STREET AND FOREST AVENUE DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 12 IN SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; THENCE EAST TO THE SOUTHWEST CORNER OF LOT 5 IN SAID SMITH'S SECOND ADDITION TO UNIVERSITY PLACE, THENCE SOUTH TO THE NORTHWEST CORNER OF LOT 10 IN SMITH'S ADDITION TO IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; THENCE SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE WESTERLY TO THE SOUTHEAST CORNER OF LOT 77 IN UNIVERSITY PLACE, DES MOINES, POLK COUNTY, IOWA; THENCE NORTH TO THE NORTHEAST CORNER OF SAID LOT 77; THENCE NORTHERLY TO THE SOUTHEAST CORNER OF SAID LOT 12 AND TO THE POINT OF BEGINNING.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Des Moines, Iowa, as follows:

1. Upon due consideration of the facts, and any and all statements of interested persons and arguments of counsel, any objections to the proposed Plan DSM amendment, rezoning and PUD amendments are hereby overruled, and the hearing is closed.
2. The proposed amendment to the PlanDSM: Creating Our Tomorrow Plan for the Property locally known as 2421 Forest Avenue from Neighborhood Mixed Use and Low Density Residential to Public/Semi-Public is hereby approved.
3. The proposed amendment of the Drake University Recreation PUD to remove approximately 2.84 acres to be rezoned to "P2" Public, Institutional and Civic District, subject to the conditions set forth above, is hereby approved.
4. The proposed rezoning of the Property, as legally described above, to 'P2' Public, Institutional and Civic District, for the purpose described above, is hereby found to be in conformance with the PlanDSM: Creating Our Tomorrow Land Use Plan and is approved, subject to final passage of an ordinance rezoning the Property as set forth herein.


MOVED BY \_\_\_\_\_ TO ADOPT.

 **Roll Call Number**

**Agenda Item Number**

56

**Date** November 23, 2020

FORM APPROVED:   
Judy K. Parks-Kruse  
Assistant City Attorney

(ZON2020-00119)  
(21-2020-4.23)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
GRAY				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				

MOTION CARRIED

APPROVED

\_\_\_\_\_  
Mayor

**CERTIFICATE**

I, P. Kay Cmelik, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

\_\_\_\_\_  
City Clerk



Date November 23, 2020

Agenda Item 56

Roll Call # \_\_\_\_\_

November 3, 2020

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 15, 2020 meeting, the following action was taken regarding a request from Drake University (owner) represented by Michelle Huggins (officer) for vacation of 25<sup>th</sup> Street between Clark Street and Forest Avenue and the north/south alley in the block bounded by Clark Street, 24<sup>th</sup> Street, Forest Avenue and 25<sup>th</sup> Street.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-2 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus		X		
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones		X		
William Page				X
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the request to vacate the segment of 25<sup>th</sup> Street between Clark Street and Forest Avenue and to vacate the north/south alley in the block bounded by Clark Street, 24<sup>th</sup> Street, Forest Avenue, and 25<sup>th</sup> Street, subject to provision of easements for any utilities that may exist until such time that they are abandoned or relocated at the applicant's expense (11-2020-1.12)

## Written Responses

0 in Favor

0 in opposition

### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the request to vacate the segment of 25<sup>th</sup> Street between Clark Street and Forest Avenue and to vacate the north/south alley in the block bounded by Clark Street, 24<sup>th</sup> Street, Forest Avenue, and 25<sup>th</sup> Street, subject to provision of easements for any utilities that may exist until such time that they are abandoned or relocated at the applicant's expense.

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed vacation of street and alley Right-of-Way would allow Drake University to assemble a 4.3-acre parcel. The proposed rezoning and amendment to the Drake University Recreation "PUD" Conceptual Plan would allow development of an approximate 4,000-seat multi-purpose stadium to be jointly operated for the Des Moines Public Schools use for athletic competition. The stadium would be located immediately east of the Knapp Center and the Shivers Basketball Practice Facility.
2. **Size of Site:** The area being impacted generally measures 400 feet by 470 feet (4.3 acres).
3. **Existing Zoning (site):** "PUD" Planned Unit Development District, "RX1" Mixed Use District, "N5" Neighborhood District, & "P2" Public, Institutional and Civic District.
4. **Existing Land Use (site):** The site contains open space, a parking lot containing 125 parking stalls, and undeveloped lots.
5. **Adjacent Land Use and Zoning:**
  - North** – "P2" & "N5", Uses is the Drake University tennis facility and one-household dwellings owned by Drake University.
  - South** – "Drake University Recreation PUD", Use is a parking lot on the Drake University campus.
  - East** – "University Station PUD", Use is a United State Post Office.
  - West** – "Drake University Recreation PUD", Use is the Knapp Center and Shivers Basketball Practice Facility.
6. **General Neighborhood/Area Land Uses:** The subject property is located on the north side of Forest Avenue at the northeastern corner of Drake University's campus.



- 7. Applicable Recognized Neighborhood(s):** The subject property is in the Drake Neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on September 25, 2020 and the Final Agenda on October 9, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2020 (20 days) and October 5, 2020 (10 days) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Drake Neighborhood mailings were sent to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311.

During the Governor's emergency declaration due to the COVID-19 pandemic, the applicant is responsible for reaching out to the surrounding property owner within 250 feet through a written communication soliciting questions and input and providing responses. The applicant shall provide a report on the outcomes of this process prior to the Plan and Zoning Commission meeting, and provide a summary at the hearing.

- 8. Zoning History:** On April 22, 1991, the City Council adopted Ordinance No. 11,654 to rezone 25 acres of the Drake University campus for future athletic facility development including the Knapp Center.

The 2<sup>nd</sup> amendment was granted by City Council on November 18, 2013 (Roll Call 13-1843) and allowed for construction of a basketball practice facility (Shivers Center) along the east side of the Knapp Center.

The 3<sup>rd</sup> amendment was granted administratively on December 22, 2017 (Docket ZON2017-00217) to allow beer and wine sales throughout the Knapp Center and Shivers Center.

The 4<sup>th</sup> amendment was granted by the City Council on July 13, 2020, to allow construction of a new sign in front of the Knapp Center (arena).

- 9. PlanDSM Land Use Plan Designation:** Public/Semi Public & Low-Density Residential.

- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and “PUD” Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After the hearing, the Commission may vote to recommend either approval or disapproval of the amended “PUD” Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

## **II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Utilities:** There are public water and sanitary sewer mains within the requested segment of 25<sup>th</sup> Street Right-of-Way. Easements must be reserved for any utilities that may exist until such time that they are abandoned or relocated at the applicant’s expense.
- 2. PlanDSM Land Use Plan Designation:** The proposed zoning to “P2” District requires the future land use designation for the two (2) lots along the north side of Forest Avenue to be revised from Neighborhood Mixed Use to Public/Semi-Public. In addition, the applicant is using this opportunity to revise future land use designation for the portion of the remaining “PUD” Conceptual Plan that is north of Clark Street from Low Density Residential to Public/Semi-Public. Both of these revisions are appropriate given the underlying university campus uses.
- 3. “Drake University Recreation PUD” Conceptual Plan:** If the rezoning to remove approximately 2.84 acres from the “Drake University Recreation PUD” District is approved, the applicant must submit to the City a revised version of the “PUD” Conceptual Plan on mylar material. It must be revised to eliminate the area that is being rezoned to “P2” Public, Institutional and Civic District and must be revised to provide final a count of off-street parking space provided within the boundaries of the remaining “PUD” District.
- 4. Conditional Use Approval:** Any future use of the property for an Assembly or Entertainment use would require a Conditional Use Approval by the City’s Board of Adjustment. The Board of Adjustment cannot consider such a request until such time that the property is rezoned to “P2” Public, Institutional and Civic District.
- 5. Site Plan Requirements:** Any future development upon the site must be in accordance with a Site Plan as reviewed and approved by the City’s Permit & Development Center. A Site Plan has not been submitted for review at this time. The Site Plan will ensure that any development complies with all City requirements, including, but not limited to, stormwater management, landscaping, off-street parking, and building design guidelines.
- 6. Off-Street Parking:** Construction of any assembly or entertainment use, such as a stadium, would require provision of at least one (1) off-street parking space per six (6) seats. Thus, a 4,000-seat stadium would require provision of 667 parking spaces. In accordance with City Code Section 135-6.6.4, off-street parking spaces required for a

non-residential use can be provided off-site within a 750-foot radius of the use served by such parking. If the off-site parking area is under separate ownership, then an agreement guaranteeing the long-term availability parking must be filed with the County Recorder's Office.

The Traffic Impact Study that was required prior to submittal of rezoning applications provides an analysis of existing off-street parking in the area. While an existing 125-stall parking lot would be eliminated by the construction of a stadium, there would still be five (5) off-street parking lots generally within 750 feet of the site that provide a cumulative 814 off-street parking spaces. Thus, while off-street parking requirements will be fully evaluated during the Site Plan review, it is anticipated that the required off-site parking spaces could be provided.

## **SUMMARY OF DISCUSSION**

Bert Drost presented the staff report and recommendation.

Matt Coen 301 Grand Ave representing RDG stated they are available for questions and would request the discussion remain around the rezoning and vacation as presented by City staff.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Rick Dressler 1916 27<sup>th</sup> Street stated he is opposed to the closing of 25<sup>th</sup> street between Forest and Clark. This would have a major impact to their neighborhood as parking is already starting to become an inconvenience with Drake stadium and other nearby facilities being used for Sporting and Political events. 25<sup>th</sup> Street is important for access North for the neighborhood and Drake would be better served with a parking garage South of Forest Avenue. The increase in traffic will also impact the peace and quiet they have in the neighborhood.

Dan Pardock 4118 Lower Beaver Road stated he has concerns with the amount of traffic coming to the neighborhood with the sporting events that are scheduled to take place in the spring and fall. With DMPS being under litigation, he would hate to see Drake, City of Des Moines or DMPS end up with an empty plot of land or a half-built stadium.

Karinne Harmon 1543 27<sup>th</sup> Street stated she also has traffic concerns during large events as people park wherever they please.

Matt Coen stated they will take these comments under advisement. Drake University has already begun strategizing around not overloading the new venues during season and a night by night basis. Drake can provide the required number of parking spaces within a 750 foot radius of the facility. Additional parking is available within a ¼ mile radius of the facility.

## **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Greg Wattier asked if they've had any public engagement with the Drake Neighborhood Association or plan to in the future?

Matt Coen stated they met with the Neighborhood Association on September 9<sup>th</sup> to present the project and provided month by month updates to the board as well.

Michelle Huggins 1535 Germania Drive stated notices to adjoining neighbors and the Drake Neighborhood Association have been completed to date and will continue to provide month by month updates during the Drake Neighborhood board meetings.

Greg Wattier stated he would encourage engagement sessions with the neighborhood, rather than showing up at a monthly board meeting.

**COMMISSION ACTION:**

Rocky Sposato made a motion for approval of the request to vacate the segment of 25<sup>th</sup> Street between Clark Street and Forest Avenue and to vacate the north/south alley in the block bounded by Clark Street, 24<sup>th</sup> Street, Forest Avenue, and 25<sup>th</sup> Street, subject to provision of easements for any utilities that may exist until such time that they are abandoned or relocated at the applicant's expense.

Motion passed: 11-2

Respectfully submitted,



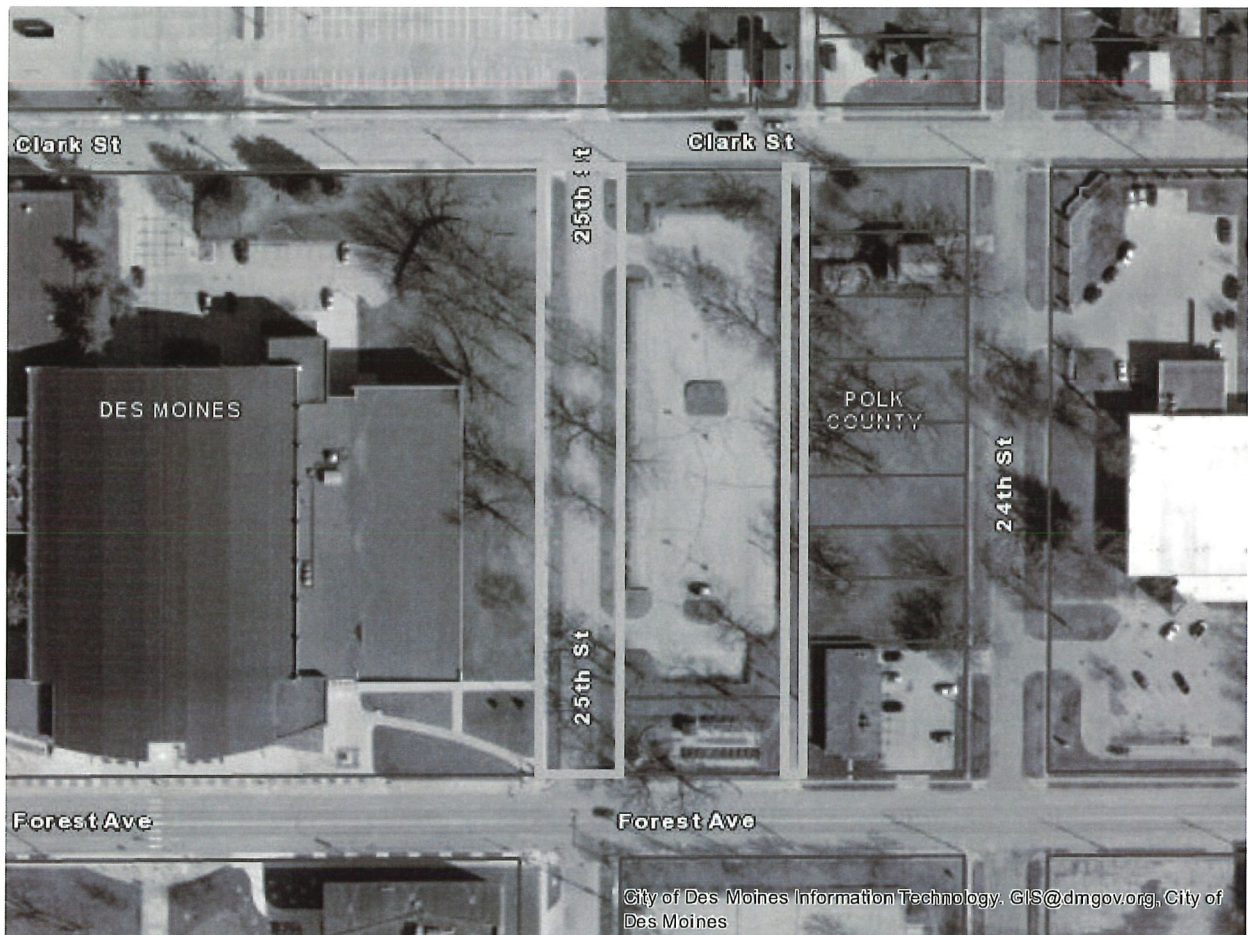
Michael Ludwig, AICP  
Planning Administrator

MGL:tjh

Request from Drake University (owner) represented by Michelle Huggins (officer) for the following in the vicinity of 2421 Forest Avenue.				File #	
				11-2020-1.12	
Description of Action	Vacation of 25 <sup>th</sup> Street between Clark Street and Forest Avenue.				
PlanDSM Future Land Use	Current: Neighborhood Mixed Use and Low Density Residential. Proposed: Public/Semi-Public.				
Mobilizing Tomorrow Transportation Plan	No planned improvements.				
Current Zoning District	"PUD" Planned Unit Development District, "RX1" Mixed Use District and "N5" Neighborhood District.				
Proposed Zoning District	"P2" Public, Institutional and Civic District				
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition	
Outside Area (200 feet)	0	0			
Within Subject Property					
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes	
	Denial			No	X

Drake University, Vicinity of 2421 Forest Avenue

11-2020-1.12





Updated on: 10/14/2020

1 inch = 146 feet



Date November 23, 2020

Agenda Item 56

Roll Call # \_\_\_\_\_

November 3, 2020

Honorable Mayor and City Council  
City of Des Moines, Iowa

Members:

Communication from the City Plan and Zoning Commission advising that at their October 15, 2020 meeting, the following action was taken regarding a request from Drake University (owner) represented by Michelle Huggins (officer) to rezone property located in the vicinity of 2421 Forest Avenue from "PUD" Planned Unit Development District, "RX1" Mixed Use District and "N5" Neighborhood District to "P2" Public, Institutional and Civic District to allow for development of a 4,000-seat multi-purpose stadium to be jointly operated for the Des Moines Public Schools use for athletic competition.

**COMMISSION RECOMMENDATION:**

After public hearing, the members voted 11-2 as follows:

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus		X		
Dory Briles	X			
Abby Chungath	X			
Kayla Berkson	X			
Jann Freed	X			
Johnny Alcivar	X			
Lisa Howard	X			
Carolyn Jenison	X			
Greg Jones		X		
William Page				X
Rocky Sposato	X			
Steve Wallace	X			
Greg Wattier	X			
Emily Webb	X			

**APPROVAL** of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan future land use designation from Neighborhood Mixed Use and Low Density Residential to Public/Semi-Public, **APPROVAL** of the request to amend the Drake

University Recreation “PUD” Conceptual Plan, to remove approximately 2.84 acres to be rezoned to “P2” Public, Institutional and Civic District, subject to the following conditions:

1. The “PUD” Conceptual Plan shall be revised to eliminate the area that is being rezoned to “P2” Public, Institutional and Civic District.
2. The “PUD” Conceptual Plan shall be revised to provide a final count of off-street parking space provided within the boundaries of the remaining “PUD” District.

**APPROVAL** of the request to rezone property from “PUD” Planned Unit Development District, “RX1” Mixed Use District, and “N5” Neighborhood District, to “P2” Public, Institutional and Civic District. (21-2020-4.23) & (ZON2020-00119)

#### Written Responses

3 in Favor

4 in opposition

### **STAFF RECOMMENDATION TO THE P&Z COMMISSION**

Staff recommends approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan future land use designation from Neighborhood Mixed Use and Low Density Residential to Public/Semi-Public.

Staff recommends approval of the request to amend the Drake University Recreation “PUD” Conceptual Plan, to remove approximately 2.84 acres to be rezoned to “P2” Public, Institutional and Civic District, subject to the following conditions:

1. The “PUD” Conceptual Plan shall be revised to eliminate the area that is being rezoned to “P2” Public, Institutional and Civic District.
2. The “PUD” Conceptual Plan shall be revised to provide a final count of off-street parking space provided within the boundaries of the remaining “PUD” District.

Staff recommends approval of the request to rezone property from “PUD” Planned Unit Development District, “RX1” Mixed Use District, and “N5” Neighborhood District, to “P2” Public, Institutional and Civic District.

### **STAFF REPORT TO THE PLANNING COMMISSION**

#### **I. GENERAL INFORMATION**

1. **Purpose of Request:** The proposed vacation of street and alley Right-of-Way would allow Drake University to assemble a 4.3-acre parcel. The proposed rezoning and amendment to the Drake University Recreation “PUD” Conceptual Plan would allow development of an approximate 4,000-seat multi-purpose stadium to be jointly operated for the Des Moines Public Schools use for athletic competition. The stadium would be located immediately east of the Knapp Center and the Shivers Basketball Practice Facility.



2. **Size of Site:** The area being impacted generally measures 400 feet by 470 feet (4.3 acres).
3. **Existing Zoning (site):** “PUD” Planned Unit Development District, “RX1” Mixed Use District, “N5” Neighborhood District, & “P2” Public, Institutional and Civic District.
4. **Existing Land Use (site):** The site contains open space, a parking lot containing 125 parking stalls, and undeveloped lots.
5. **Adjacent Land Use and Zoning:**

**North** – “P2” & “N5”, Uses is the Drake University tennis facility and one-household dwellings owned by Drake University.

**South** – “Drake University Recreation PUD”, Use is a parking lot on the Drake University campus.

**East** – “University Station PUD”, Use is a United State Post Office.

**West** – “Drake University Recreation PUD”, Use is the Knapp Center and Shivers Basketball Practice Facility.

6. **General Neighborhood/Area Land Uses:** The subject property is located on the north side of Forest Avenue at the northeastern corner of Drake University’s campus.
7. **Applicable Recognized Neighborhood(s):** The subject property is in the Drake Neighborhood. All neighborhoods were notified of the Commission meeting by mailing of the Preliminary Agenda on September 25, 2020 and the Final Agenda on October 9, 2020. Additionally, separate notifications of the hearing for this specific item were mailed on September 25, 2020 (20 days) and October 5, 2020 (10 days) to the neighborhood associations and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the requested rezoning.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Development Division. The Drake Neighborhood mailings were sent to Lori Calhoun, 2808 Cottage Grove Avenue, Des Moines, IA 50311.

During the Governor’s emergency declaration due to the COVID-19 pandemic, the applicant is responsible for reaching out to the surrounding property owner within 250 feet through a written communication soliciting questions and input and providing responses. The applicant shall provide a report on the outcomes of this process prior to the Plan and Zoning Commission meeting, and provide a summary at the hearing.

8. **Zoning History:** On April 22, 1991, the City Council adopted Ordinance No. 11,654 to rezone 25 acres of the Drake University campus for future athletic facility development including the Knapp Center.

The 2<sup>nd</sup> amendment was granted by City Council on November 18, 2013 (Roll Call 13-

1843) and allowed for construction of a basketball practice facility (Shivers Center) along the east side of the Knapp Center.

The 3<sup>rd</sup> amendment was granted administratively on December 22, 2017 (Docket ZON2017-00217) to allow beer and wine sales throughout the Knapp Center and Shivers Center.

The 4<sup>th</sup> amendment was granted by the City Council on July 13, 2020, to allow construction of a new sign in front of the Knapp Center (arena).

**9. PlanDSM Land Use Plan Designation:** Public/Semi Public & Low-Density Residential.

**10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to vacate land dedicated for a specific public purpose, such as for streets and parks, to determine whether the land is still needed for such purpose or may be released (vacated) for other use. The recommendation of the Commission is forwarded to the City Council.

Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

The application, accompanying evidence and "PUD" Conceptual Plan shall be considered by the Plan and Zoning commission at a public hearing. The Commission shall review the conformity of the proposed development with the standards of the City Code and with recognized principles of civic design, land use planning, and landscape architecture. After the hearing, the Commission may vote to recommend either approval or disapproval of the amended "PUD" Conceptual Plan as submitted, or to recommend that the developer amend the plan or request to preserve the intent and purpose of this chapter to promote public health, safety, morals and general welfare. The recommendations of the Commission shall be referred to the City Council.

**II. ADDITIONAL APPLICABLE INFORMATION**

- 1. Utilities:** There are public water and sanitary sewer mains within the requested segment of 25<sup>th</sup> Street Right-of-Way. Easements must be reserved for any utilities that may exist until such time that they are abandoned or relocated at the applicant's expense.
- 2. PlanDSM Land Use Plan Designation:** The proposed zoning to "P2" District requires the future land use designation for the two (2) lots along the north side of Forest Avenue to be revised from Neighborhood Mixed Use to Public/Semi-Public. In addition, the applicant is using this opportunity to revise future land use designation for the portion of the remaining "PUD" Conceptual Plan that is north of Clark Street from Low

Density Residential to Public/Semi-Public. Both of these revisions are appropriate given the underlying university campus uses.

3. **“Drake University Recreation PUD” Conceptual Plan:** If the rezoning to remove approximately 2.84 acres from the “Drake University Recreation PUD” District is approved, the applicant must submit to the City a revised version of the “PUD” Conceptual Plan on mylar material. It must be revised to eliminate the area that is being rezoned to “P2” Public, Institutional and Civic District and must be revised to provide final a count of off-street parking space provided within the boundaries of the remaining “PUD” District.
4. **Conditional Use Approval:** Any future use of the property for an Assembly or Entertainment use would require a Conditional Use Approval by the City’s Board of Adjustment. The Board of Adjustment cannot consider such a request until such time that the property is rezoned to “P2” Public, Institutional and Civic District.
5. **Site Plan Requirements:** Any future development upon the site must be in accordance with a Site Plan as reviewed and approved by the City’s Permit & Development Center. A Site Plan has not been submitted for review at this time. The Site Plan will ensure that any development complies with all City requirements, including, but not limited to, stormwater management, landscaping, off-street parking, and building design guidelines.
6. **Off-Street Parking:** Construction of any assembly or entertainment use, such as a stadium, would require provision of at least one (1) off-street parking space per six (6) seats. Thus, a 4,000-seat stadium would require provision of 667 parking spaces. In accordance with City Code Section 135-6.6.4, off-street parking spaces required for a non-residential use can be provided off-site within a 750-foot radius of the use served by such parking. If the off-site parking area is under separate ownership, then an agreement guaranteeing the long-term availability parking must be filed with the County Recorder’s Office.

The Traffic Impact Study that was required prior to submittal of rezoning applications provides an analysis of existing off-street parking in the area. While an existing 125-stall parking lot would be eliminated by the construction of a stadium, there would still be five (5) off-street parking lots generally within 750 feet of the site that provide a cumulative 814 off-street parking spaces. Thus, while off-street parking requirements will be fully evaluated during the Site Plan review, it is anticipated that the required off-site parking spaces could be provided.

## **SUMMARY OF DISCUSSION**

Bert Drost presented the staff report and recommendation.

Matt Coen 301 Grand Ave representing RDG stated they are available for questions and would request the discussion remain around the rezoning and vacation as presented by City staff.

## **CHAIRPERSON OPENED THE PUBLIC HEARING**

Rick Dressler 1916 27<sup>th</sup> Street stated he is opposed to the closing of 25<sup>th</sup> street between Forest and Clark. This would have a major impact to their neighborhood as parking is already starting to become an inconvenience with Drake stadium and other nearby facilities being used for Sporting and Political events. 25<sup>th</sup> Street is important for access North for the neighborhood and Drake would be better served with a parking garage South of Forest Avenue. The increase in traffic will also impact the peace and quiet they have in the neighborhood.

Dan Pardock 4118 Lower Beaver Road stated he has concerns with the amount of traffic coming to the neighborhood with the sporting events that are scheduled to take place in the spring and fall. With DMPS being under litigation, he would hate to see Drake, City of Des Moines or DMPS end up with an empty plot of land or a half-built stadium.

Karinne Harmon 1543 27<sup>th</sup> Street stated she also has traffic concerns during large events as people park wherever they please.

Matt Coen stated they will take these comments under advisement. Drake University has already begun strategizing around not overloading the new venues during season and a night by night basis. Drake can provide the required number of parking spaces within a 750 foot radius of the facility. Additional parking is available within a ¼ mile radius of the facility.

### **CHAIRPERSON CLOSED THE PUBLIC HEARING**

Greg Wattier asked if they've had any public engagement with the Drake Neighborhood Association or plan to in the future?

Matt Coen stated they met with the Neighborhood Association on September 9<sup>th</sup> to present the project and provided month by month updates to the board as well.

Michelle Huggins 1535 Germania Drive stated notices to adjoining neighbors and the Drake Neighborhood Association have been completed to date and will continue to provide month by month updates during the Drake Neighborhood board meetings.

Greg Wattier stated he would encourage engagement sessions with the neighborhood, rather than showing up at a monthly board meeting.

### **COMMISSION ACTION:**

Rocky Sposato made a motion for approval of the request to amend the PlanDSM Creating Our Tomorrow Comprehensive Plan future land use designation from Neighborhood Mixed Use and Low Density Residential to Public/Semi-Public, **APPROVAL** of the request to amend the Drake University Recreation "PUD" Conceptual Plan, to remove approximately 2.84 acres to be rezoned to "P2" Public, Institutional and Civic District, subject to the following conditions:

1. The "PUD" Conceptual Plan shall be revised to eliminate the area that is being rezoned to "P2" Public, Institutional and Civic District.

2. The "PUD" Conceptual Plan shall be revised to provide a final count of off-street parking space provided within the boundaries of the remaining "PUD" District.

**APPROVAL** of the request to rezone property from "PUD" Planned Unit Development District, "RX1" Mixed Use District, and "N5" Neighborhood District, to "P2" Public, Institutional and Civic District.

Motion passed: 11-2

Respectfully submitted,



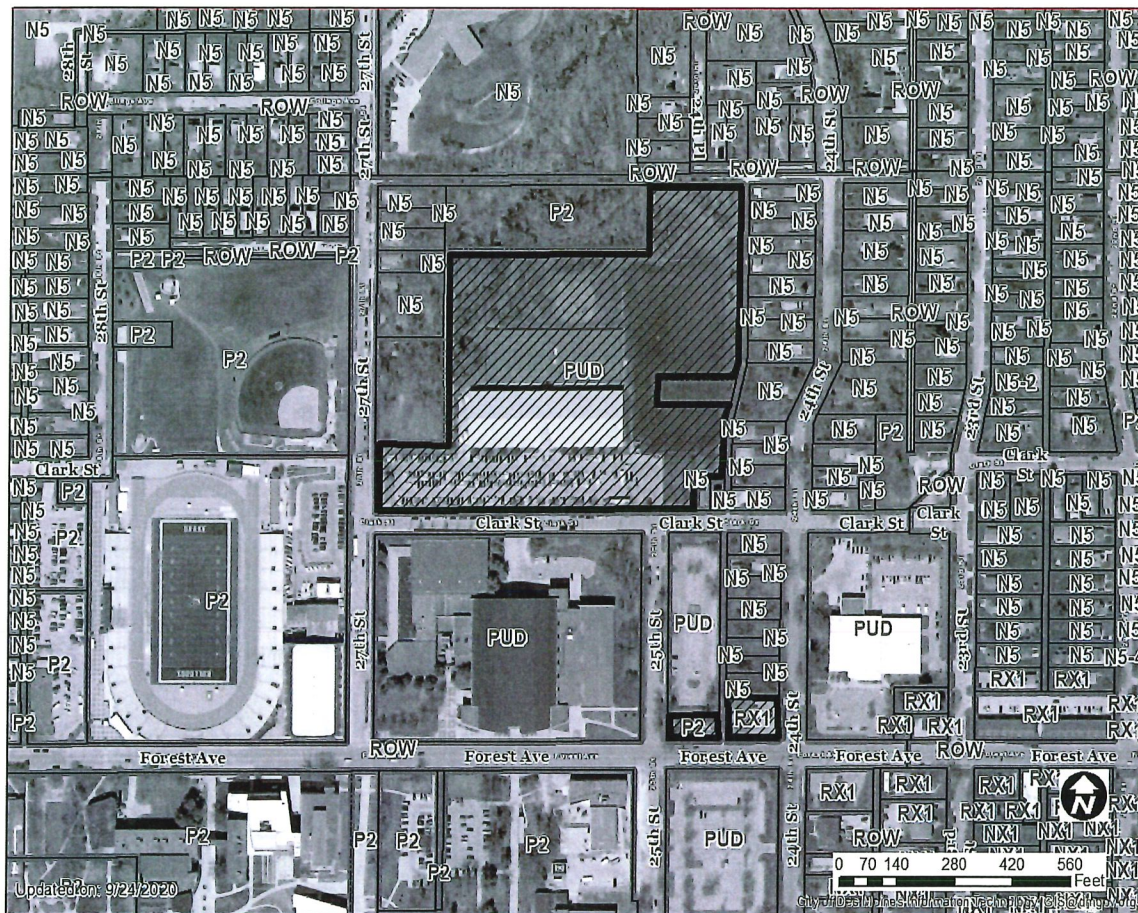
Michael Ludwig, AICP  
Planning Administrator

MGL:tjh

Request from Drake University (owner) represented by Michelle Huggins (officer) for the following in the vicinity of 2421 Forest Avenue.		File #		
		21-2020-4.23		
Description of Action	Amend the PlanDSM Creating Our Tomorrow Comprehensive Plan future land use designation from Neighborhood Mixed Use and Low Density Residential to Public/Semi-Public.			
PlanDSM Future Land Use	Current: Neighborhood Mixed Use and Low Density Residential. Proposed: Public/Semi-Public.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"PUD" Planned Unit Development District, "RX1" Mixed Use District and "N5" Neighborhood District.			
Proposed Zoning District	"P2" Public, Institutional and Civic District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	0	0		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Drake University, Vicinity of 2421 Forest Avenue

21-2020-4.23

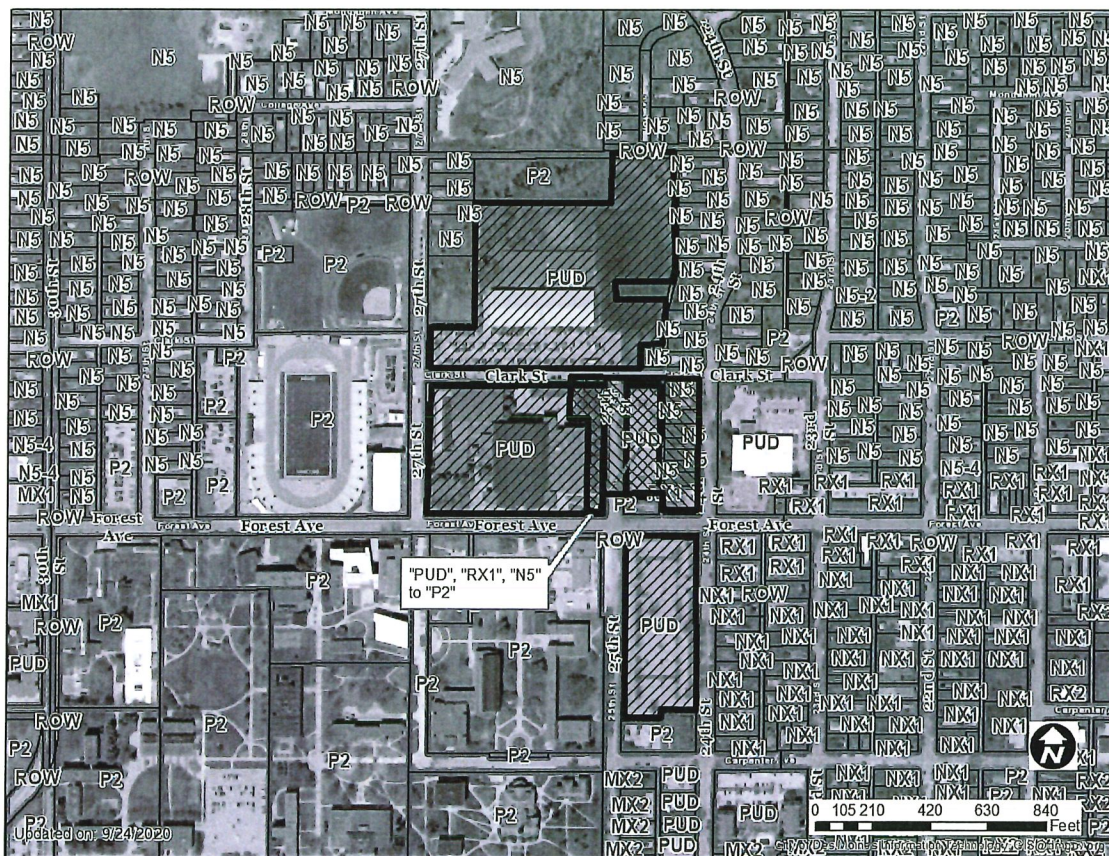


1 inch = 277 feet

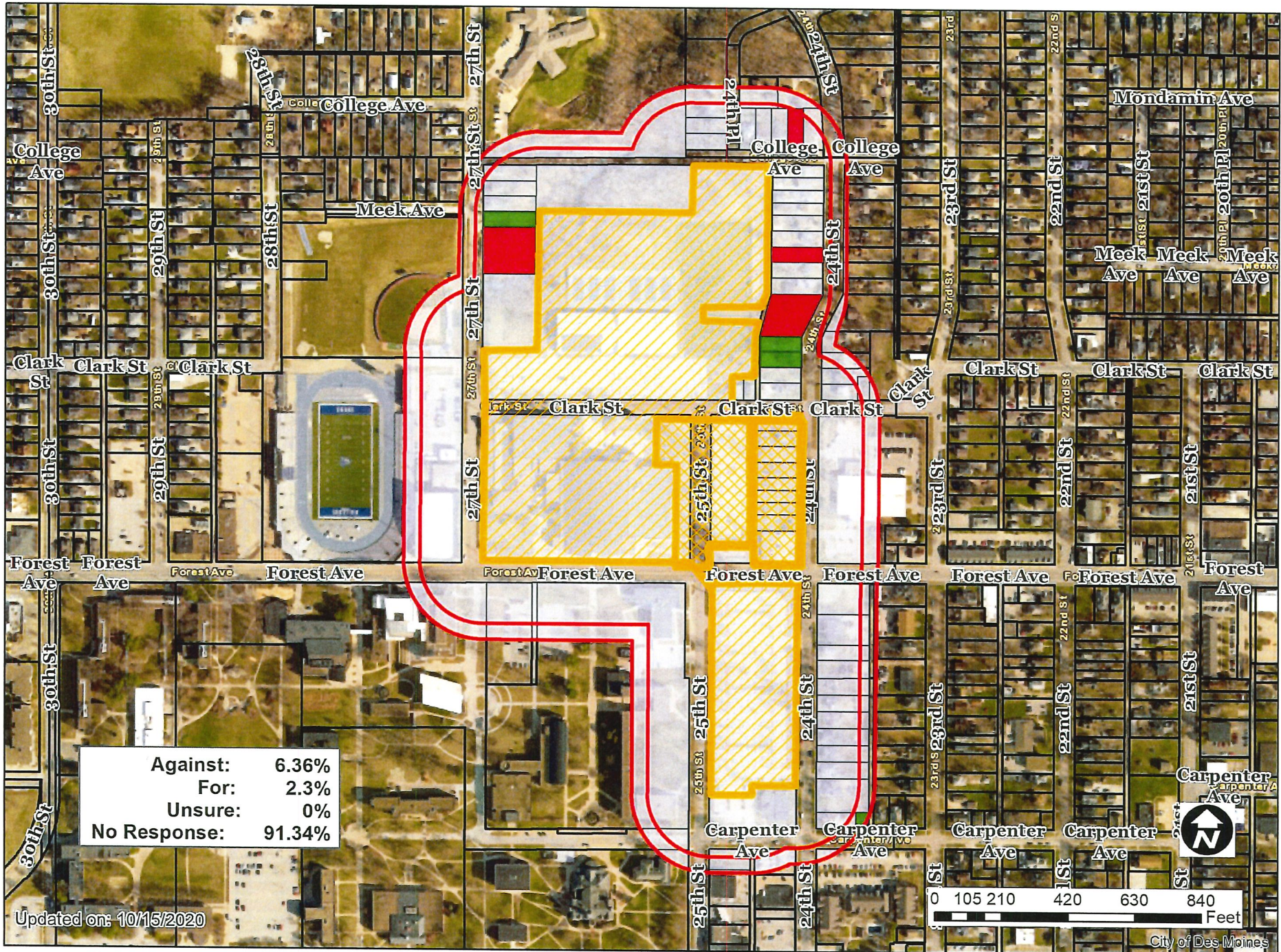
Request from Drake University (owner) represented by Michelle Huggins (officer) for the following in the vicinity of 2421 Forest Avenue.		File #		
		ZON2020-00119		
Description of Action	Rezone property from "PUD" Planned Unit Development District, "RX1" Mixed Use District and "N5" Neighborhood District to "P2" Public, Institutional and Civic District to allow for development of a 4,000-seat multi-purpose stadium to be jointly operated for the Des Moines Public Schools use for athletic competition.			
PlanDSM Future Land Use	Current: Neighborhood Mixed Use and Low Density Residential. Proposed: Public/Semi-Public.			
Mobilizing Tomorrow Transportation Plan	No planned improvements.			
Current Zoning District	"PUD" Planned Unit Development District, "RX1" Mixed Use District and "N5" Neighborhood District.			
Proposed Zoning District	"P2" Public, Institutional and Civic District			
Consent Card Responses	In Favor	Not In Favor	Undetermined	% Opposition
Outside Area (200 feet)	3	4		
Within Subject Property				
Plan and Zoning Commission Action	Approval	X	Required 6/7 Vote of the City Council	Yes
	Denial			No

Drake University, Vicinity of 2421 Forest Avenue

ZON2020-00119



1 inch = 403 feet





Item: ZON2020-00119 Date: 10/6/2020 5/6

I  (am) (am not) in favor of the request:

(Circle One)

Print Name: SPENCER VANOLBERG

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: [Signature]

OCT 13 2020

Address: 1506 ? 1508 24TH STREET

Reason for opposing or approving this request may be listed below:

GOOD OPTION FOR MIDWEST SPORTS GROWTH,  
ATTRACTS OUT OF STATE STUDENTS / TEAMS /  
RESIDENTS. ADDS VALUE TO THE AREA.

Item: ZON2020-00119 Date: 10-8-20

I  (am) (am not) in favor of the request:

(Circle One)

Print Name: Jerry B. Olsen

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: [Signature]

OCT 13 2020

Address: 1545 22th, Des Moines, Ia 50311

Reason for opposing or approving this request may be listed below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Item: ZON2020-00119 Date: 5/6

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Robert Gieber

Signature: Robert Gieber

Address: 2315 Carpenter Ave

RECEIVED  
COMMUNITY DEVELOPMENT

OCT 13 2020

Reason for opposing or approving this request may be listed below:

My only concern is the parking for those attending games. Drake charges too much so people congest our streets.

Item: ZON2020-00119 Date: 10.8.2020

I (am) (am not) in favor of the request:

(Circle One)

Print Name: Uchytel Properties

Signature: Terrence Uchytel

Address: 1606 27th St

RECEIVED  
COMMUNITY DEVELOPMENT

OCT 13 2020

Reason for opposing or approving this request may be listed below:

not needed  
- no parking for fans  
Drake already has a stadium,  
There are 4 High School Stadiums

Item: ZON2020-00119

Date: 10/8/20 5b

I (am)  in favor of the request:

(Circle One)

Print Name: MARK PEDERSON

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Mark Pederson

OCT 13 2020

Address: \_\_\_\_\_

Reason for opposing or approving this request may be listed below:

Waste of tax payer \$\$  
you know the stadium will be  
built regardless of the number  
of objections

Item: ZON2020-00119

Date: 10-9-2020

I (am)  in favor of the request:

(Circle One)

Print Name: Debra Heuermann

RECEIVED  
COMMUNITY DEVELOPMENT

Signature: Debra M H

OCT 13 2020

Address: 1540 24th st.

Reason for opposing or approving this request may be listed below:

parking issues, rude visitors, traffic  
congestion, lowering my property value,  
will make it hard for me to sell  
Drake has never cared about home owners and this  
will just be tossed in a trashcan

Item: ZON2020-00119 Date: 10/9/2020

I (am) ~~(am not)~~ in favor of the request:  
(Circle One) Print Name: Karlane Harmon

RECEIVED  
COMMUNITY DEVELOPMENT  
OCT 13 2020 Signature: [Signature]  
Address: 1543 27<sup>th</sup> St, Des Moines, IA 50311

Reason for opposing or approving this request may be listed below:  
Parking, Traffic, Funds for this vs school support  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



November 9, 2020

City of Des Moines City Council  
400 Robert D Ray Drive  
Des Moines, IA 50309

Dear Mayor and Council Members,

Please receive the follow summary of a two day neighborhood canvas surveying residents in close proximity to the proposed DMSP Community Stadium at Drake.

Thank you.

Sincerely,

Ryan Arnold  
Director, Community Engagement



## DMPS Community Stadium at Drake

### Neighborhood Canvas Summary

Completed by Dawson Urquidez

Through the surveying of the surrounding community regarding the building of a new Community Stadium, we were rendered a number of useful data trends, with implications which apply more generally to the current state of community opinion surrounding the impacts of the project at hand. Over the course of Friday October 30, 2020 and Friday November 6, 2020, we managed to cover all priority areas in the collection of our data, along with a few peripheral opinions from areas identified as lower priority due to their proximity to the project site. By the end of our surveying, we obtained answers from a total of 34 respondents. For the purposes of this survey, we asked three questions:

1. The traffic flow would be altered with the one block closure of 25th Street, north of Forest Avenue. Does this concern you?
2. Drake has more than 700 parking stalls adjacent to the proposed Community Stadium. Does it concern you that spectators might opt for available street parking?
3. Considering other recent developments, like the Boys and Girls Club and Home 2 Suites Hotel, on a scale from 1 to 10 (1 being least and 10 being most), how would you rate the impact of these recent real estate development projects?

Listed below is a brief summary of the identified trends, based on the responses to these three questions.

- Responses to the first question of our survey indicated that 29 of the 34 (or 85% of) respondents expressed no concern regarding the permanent closure of 25th Street from Forest Avenue to Clark Street. 3 of the remaining 5 respondents expressed periphery concerns that did not directly answer the question. This leaves only 2 of 34 respondents who directly expressed any level of concern towards the street closure.
- As reflected in the responses to our second survey question, the community surrounding the stadium project site generally expressed concern that the proposed stadium might exacerbate parking issues. Fourteen out of 34 (or 41% of) our survey respondents expressed concern regarding the reality that spectators to future events may opt for available street parking either as an alternative or an addition to Drake University lots.



- As to the general impact of recent real estate projects on their community, the average rating provided on a scale of 1 to 10 (1 being least and 10 being most), was 6.68. The lowest number given to deliver this average was a “5” – usually on the grounds that they have observed no substantive impact of recent projects on their lives.
- Generally, the most observed outcome of the conducting of this survey was a marked increase in awareness of residents regarding the existence of this project proposal.

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## Des Moines West Side Chamber of Commerce

Our mission is to serve our community by supporting and enhancing the unique quality of life and commerce that defines the Des Moines West Side.

November 10<sup>th</sup>, 2020

City of Des Moines City Council  
400 Robert D Ray Drive  
Des Moines, IA 50309

Dear Mayor and Council Members,

On behalf of the Board of Directors of the Des Moines West Side Chamber of Commerce, we would like to express our support of the proposed rezoning for the Des Moines Public Schools Community Stadium at Drake University. We are excited and supportive of all the economic development underway around Drake University and the new stadium is an import project toward a vibrant and healthy business direct and creating a center of community life in the area. As many of you know we are working closely with the City of Des Moines, Invest DSM, the Neighborhood Development Corp, Drake University, and others to revitalize the Dogtown Business District and the area surrounding Drake University. The new stadium will be an important project to that end.

Thank you for your leadership and consideration.

With gratitude,

Darrell Sarmiento  
Executive Director  
Des Moines West Side Chamber of Commerce

John Kendeigh  
Incoming 2021 Board President





November 17, 2020

City of Des Moines City Council  
400 Robert D Ray Drive  
Des Moines, Iowa 50309

Dear Mayor Cownie and Council Members,

On behalf of the Drake Neighborhood Association, I am writing to express our full support for approval of Drake's rezoning for the Des Moines Public School's (DMPS) Community Stadium.

We have sincerely appreciated Drake's partnership in keeping the neighborhood informed on the proposed development plans and rezoning for the stadium. The Drake team has been proactive in their communications and considerate in their responses to feedback and questions. The recent survey of impacted residents around the proposed stadium demonstrates their commitment to thoughtfully integrate change successfully in the neighborhood. We are excited about the positive impacts the stadium will bring to the neighborhood. The Drake Neighborhood Association Board unanimously agreed to provide a letter of support for the rezoning.

Thank you for your consideration of our support on the rezoning for the DMPS Community Stadium and your time and commitment to our fair city!

Sincerely

Lori Calhoun

President, Drake Neighborhood Association